39B

Bill Garrett Davidson County
Batch# 135596 DEEDWARR
08/31/2018 12:18:11 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20180831-0086662

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENDELL MARVEL, ET UX	Farmers State Bank	**091-09-0-218.00**
(NAME)	(NAME)	
6320 ALAMO PLACE	555 S Commercial	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Harrisburg IL 62946	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHRISTY M. CAPPS, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENDELL MARVEL AND RANDA MARVEL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 of Block "C" on the Plan of Crolywood, Section 2, of record in Book 1130, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 60 feet on the northerly side of Alamo Place and runs back between lines 145.6 feet on the easterly line and 145.9 feet on the westerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Christy M. Capps, unmarried, from Dwayne Lee also known as Dwayne Lee Krier and Cendy Lee Krier, husband and wife, by deed dated March 24, 2008, of record in Instrument No. 20080402-0033309, said Register's Office.

****This has never been the principal or marital residence of Eric Shipman, spouse of Christy M. Capps.****

This conveyance is subject to matters shown on the Plan of record in Book 1130, Page 100; and any and all other easements, restrictions, and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **6320 ALAMO PLACE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of August, 2018.

Christy M. Capps

CHRISTY M. CAPPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christy M. Capps**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24 day of August, 2018.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

